

**Planning & Zoning Commission Agenda**  
**Wednesday, October 2, 2013 @ 5:00 pm**  
**City Hall - 70 Court Plaza**  
**First Floor North Conference Room**  
[www.ashevilleenc.gov](http://www.ashevilleenc.gov) (search "Planning & Zoning Commission")

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**PRE-MEETING AGENDA – 4:30 PM, 5<sup>TH</sup> FLOOR CITY HALL**

1. Review of agenda items.
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**PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1<sup>ST</sup> FLOOR CITY HALL**

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Approval of minutes from the September 4, 2013 meeting.
2. Appointment of Chair and Vice Chair.

**LEVEL II**

1. Review of a Level II site plan for the project identified as **Hyatt Place** located at 183 and 215 Haywood Street. The project proposes construction of a 77,600 square foot hotel building (maximum 97,494 SF) and a two-level parking structure. The property owner is Gunatit Investment, Inc. and the contact is Shaunak Patel. The property is identified in the Buncombe County tax records at PINs 9649-10-8891 and 9649-10-6676. Planner coordinating review – Jessica Bernstein.

**VARIANCE REQUEST**

1. Variance requests to design and operational standards for streetwall step back and fenestration as found in 7-8-18 related to the Level II Project Review for **Hyatt Place** located at 183 and 215 Haywood Street. The property owner is Gunatit Investment, Inc. and the contact is Shaunak Patel. The property is identified in the Buncombe County tax records at PINs 9649-10-8891 and 9649-10-6676. Planner coordinating review – Jessica Bernstein.

**CONDITIONAL ZONING**

1. A request for a Conditional Zoning from Commercial Industrial and River to Urban Place CZ on 3.26 acres at the intersection of Clingman Avenue Extension and Roberts Street for a project known as **R.A.D. Lofts**. The request is being made to facilitate a mixed used development containing 209 residential units, 42,776 square feet of retail space, 13,116 square feet of office space, 338 parking spaces contained within a two level parking structure, 24 off-street parking spaces and 16 new on-street parking spaces and includes a modification on building size. The owner is listed at Roberts Street, LLC and the developer is RAD Lofts, LLC. The project contact is Matt Sprouse, PLA. The property is identified in the Buncombe County Tax records at PINs 9648.07-2183 and 9648.06-1953. Planner coordinating review – Jessica Bernstein.
2. A request for Conditional Zoning from Highway Business to Highway Business CZ on 2.005 acres at 329 Rockwood Road for the construction of a **Holiday Inn Express and Suites**. The request is being made to facilitate the development of a 60,474 square foot, 100 room hotel at a height of 82'-8". The applicant is requesting a modification to the building height standards specified in Section 7-8-19(f)(7) to allow the requested building height. The owner is listed as PMHB, LLC. The project contact is Justin Church. The property is identified in the Buncombe County tax records as PIN 9643.75-1885. Planner coordinating review – Julie Fields.
3. A request for an amendment to the Conditional Zoning on 2.93 acres located at 919 Haywood Road for the construction of **Haywood Village**. The request is being made to facilitate the development of 1 mixed-use building and 3 multi-family residential buildings and 8 single and duplex residential units with associated infrastructure and parking. The owner is Village on Haywood Development, LLC. The project contact is John Kinnaird, PE. The property is identified in the Buncombe County tax records at PIN 9638.05-0924. Planner coordinating review – Alan Glines

**DISCUSSION ITEM**

1. Overview of the Economic Development Incentives Project – Maggie Ullman/Cathy Ball

**NEXT MEETING**

1. Work Session on October 15 at 11 a.m. in the 5<sup>th</sup> Floor Large Conference Room, City Hall.
2. The next meeting will be Wednesday, November 6 at 5 p.m.